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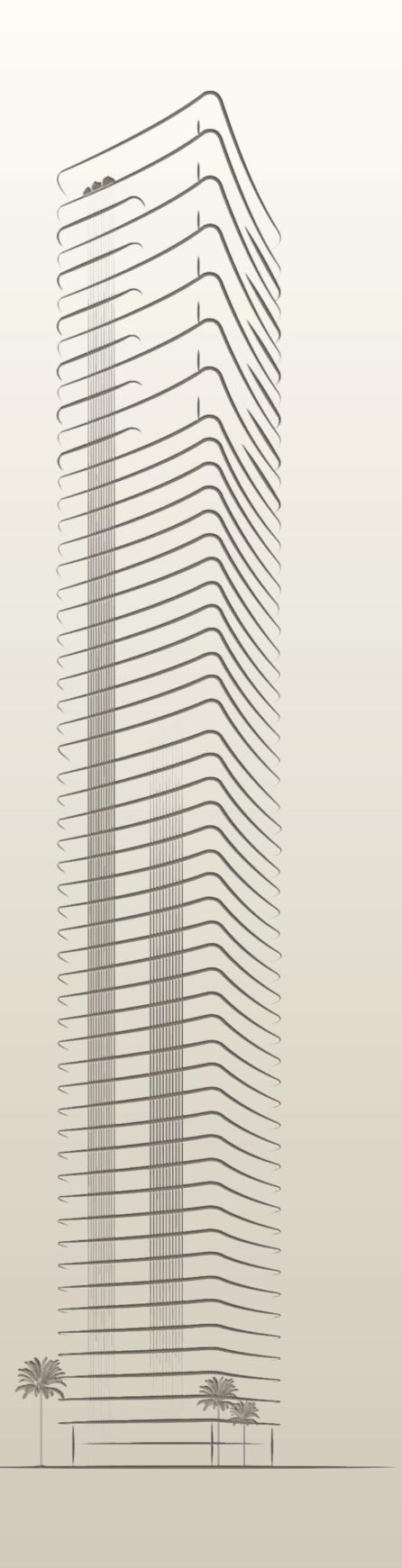
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The Developer





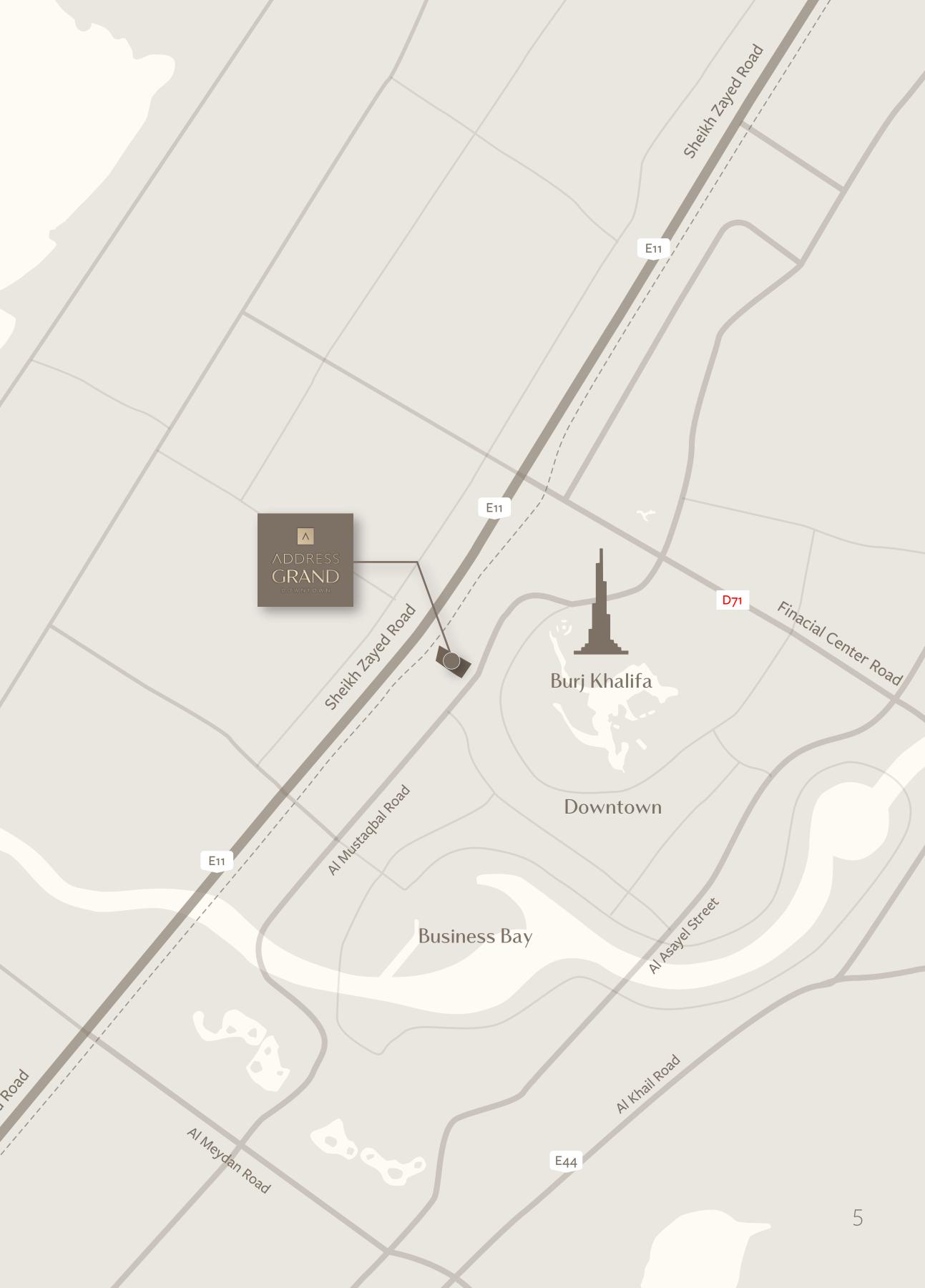
INSPIRED LIVING FROM EVERY ANGLE

Address Grand Downtown redefines opulence, merging the Address brand's renowned hospitality with exquisite design. Boasting panoramic views of the Burj Khalifa and Arabian Gulf, every detail is curated to elevate your living experience to new heights.



THE HEART OF DUBAI

Experience unparalleled access to Dubai's iconic landmarks, including Burj Khalifa and Dubai Mall, with seamless connectivity to the city's most exclusive destinations.



LOCATION PROXIMITIES

6_{Min} 11_{Min} 15_{Min} 16 Burj Khalifa / Dubai Mall

DIFC

Dubai Hills

Dubai Creek Harbour

Burj Al Arab

Burj Al Arab

 $18_{\text{Min}} \quad 19_{\text{Min}} \quad 24_{\text{Min}}$

Palm Jumeirah

E11

GRAND Dubai Internationa Airpost of the state of the sta

Dubai Marina

E44

Dubai Hills

E11

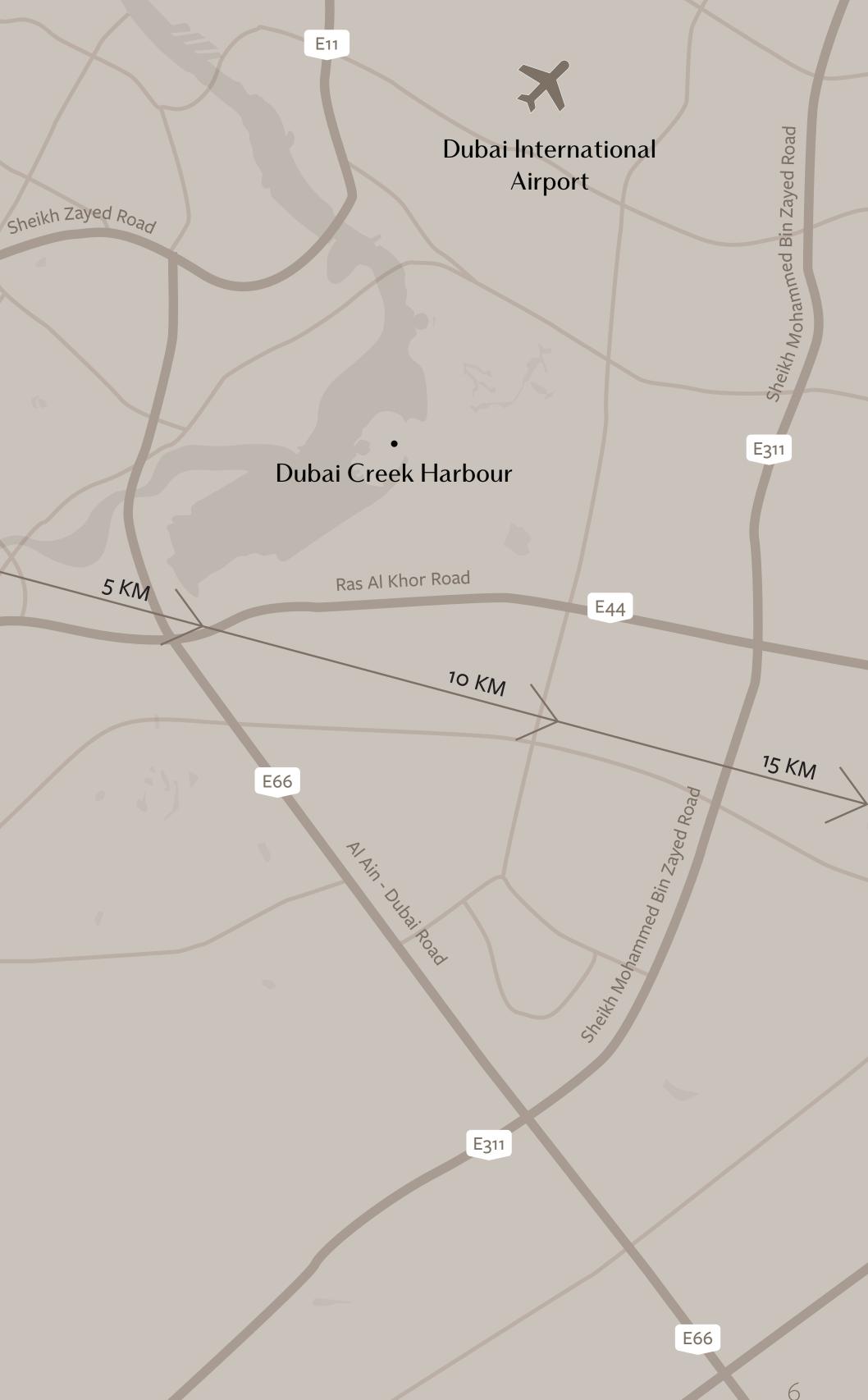
Burj Khalifa/

Dubai Mall

DIFC

Palm Jumeirah

Dubai Marina







UNMATCHED VIEWS

The Address Grand Downtown offers unrivaled vistas: one side frames the iconic Burj Khalifa and Downtown Dubai, while the other provides serene views of the sea, creating a perfect harmony of vibrant energy and tranquil escape.



PURPOSEFUL DESIGN

Every detail embodies
a vision of seamless
harmony, where form
meets function. With a
design philosophy rooted
in intentionality, balance,
and timeless elegance, it
crafts an elevated living
experience that enhances
everyday life.





A BLEND OF SOPHISTICATION & ELEGANCE

With a harmonious blend of sleek modernity, the tiered arrangement of floors creates dynamic contours, forming a captivating visual interplay that makes the building standout in Dubai's skyline. Clean lines and impeccable architecture reflects the timeless appeal of the design, offering residents a home that feels both contemporary and enduring.



REFINED SIMPLICITY

The interiors are meticulously crafted to embody an elevated minimalist aesthetic, blending sophistication with luxury.

Custom-designed furnishings, exquisite textures, and intricate detailing enrich the environment, offering residents an exclusive retreat of sophistication and quiet opulence.





PERSONALISED SANCTUARIES

Each residence is more than just a home—it's a private retreat. Expansive ceilings and retractable glass walls seamlessly integrate indoor and outdoor spaces, elevating the sense of openness and luxury. Thoughtful layouts, premium materials, and impeccable design ensure that each home reflects personal tastes and lifestyles.

ELEVATED CRAFTSMANSHIP

The interiors embody a commitment to exceptional craftsmanship and elevated materiality. Each space reflects a harmonious blend of quality, artistry and thoughtful design. From premium materials to bespoke joinery and artful detailing, every element has been chosen to enhance both form and function. These refined touches come together to create an atmosphere of timeless sophistication.





SPACES
CRAFTED FOR
CONTEMPORARY
LIVING

Each home offers open layouts, high-end finishes, and customizable features, allowing residents to create their ideal space. The grand suites serve as a serene retreat, with floor-to-ceiling windows, exquisite finishes, and breathtaking views that foster a tranquil atmosphere. Expansive windows throughout fill the bedrooms with natural light, enhancing the sense of space and serenity.







GRAND PROPORTIONS, UNIQUE AMBIANCE

The executive bath suite is a sanctuary of luxury, featuring pristine marble finishes, a freestanding soaking tub, and expansive floor-to-ceiling windows that frame breathtaking views, creating a spa-like atmosphere of relaxation.





QUALITY IN EVERY DETAIL

Marble Flooring

Featured in living areas, dining spaces, kitchens and bathrooms, exuding timeless elegance.

Decorative Walls

Enhanced with crafted wallpapers, accent marble elements and built-in wood veneer cabinets.

Serene Grand Suites

The bedrooms boast lavish built-in wardrobes and walk-in closets with stunning wood veneer and leather finishes.

Functional Kitchens

Equipped with quartz countertops, open shelves and premium built-in appliances for effortless living.

Lavish Bathrooms

Designed to be light-filled and equipped with top-tier sanitaryware and custom joinery.

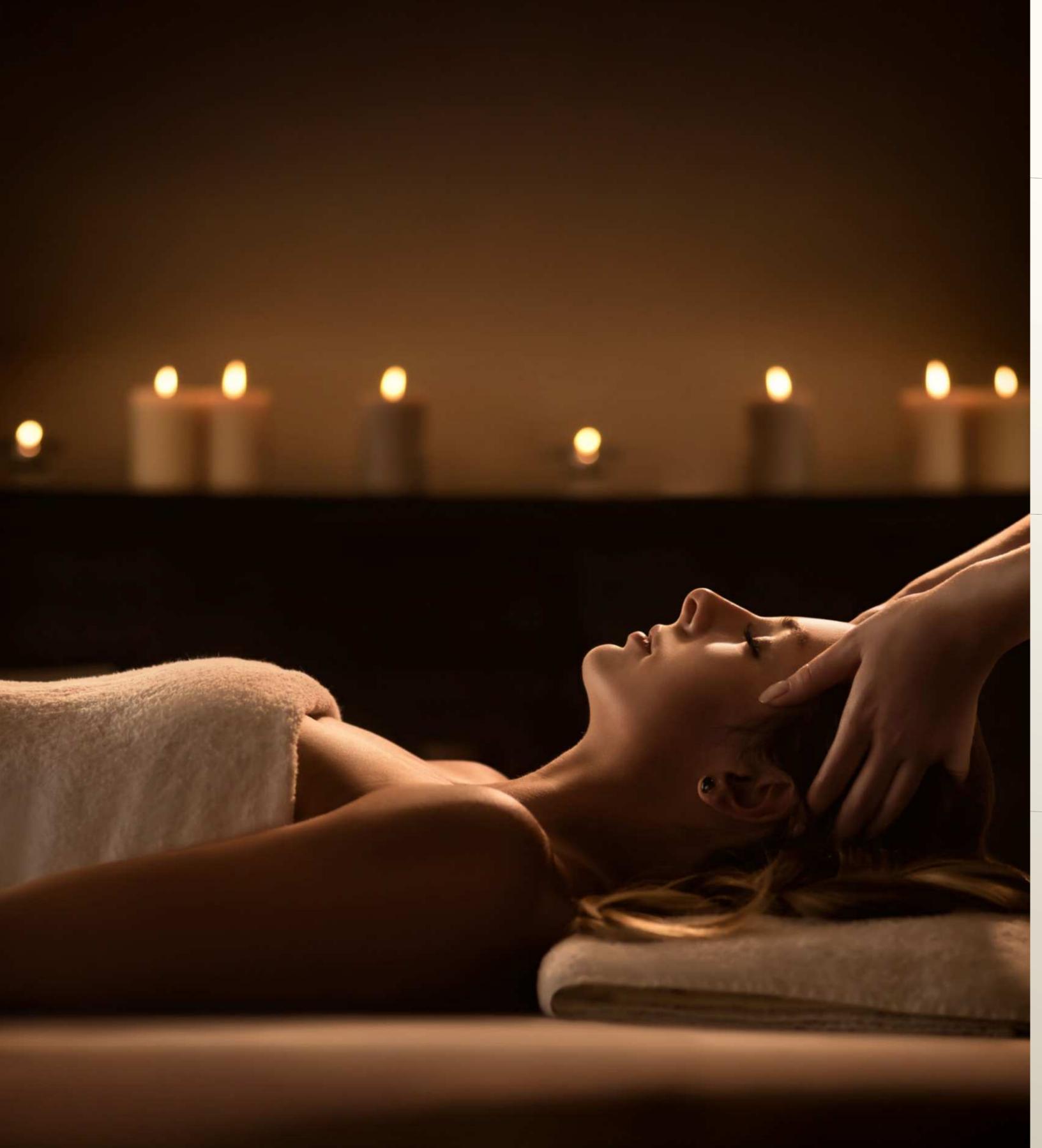




CURATED FOR DISTINCTION

Every detail has been designed to meet the needs of the most discerning residents. From the infinity pool to the state-of-the-art fitness center, every space is crafted for ultimate luxury and exclusivity.





Exclusive Wellness

Private spa facilities with dedicated treatment rooms, ensuring a tranquil escape.

Rooftop Serenity

An adult-only rooftop pool offering uninterrupted coastal views.

The Grand Club

A family club featuring an infinity pool, sun deck, and tanning ledge, alongside a spacious gym and dedicated yoga studio equipped with professional-grade equipment.

Active Living

A spacious gym and a dedicated yoga studio with professional-grade equipment.

Private Lounge

Multipurpose spaces, private offices, and conference rooms designed exclusively for residents.

Concierge Services

Personalised assistance to cater to residents' needs, ensuring a seamless living experience.

Chauffeur's Suite

A dedicated space designed for chauffeurs, featuring essential amenities for convenience.



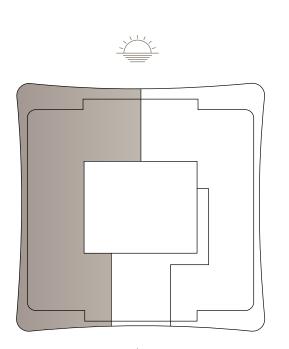


APARTMENT | 3 BEDROOM - A

Floor 1st to 7th

Suite	315.78 Sq.m / 3,399.03 Sq.ft
Balcony	92.77 Sq.m / 998.57 Sq.ft
Total	408.55 Sq.m / 4,397.60 Sq.ft





KEY SECTION



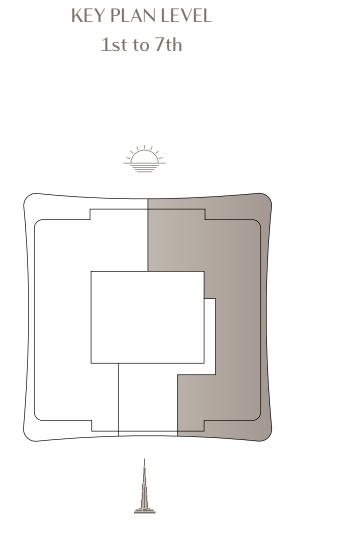




APARTMENT | 3 BEDROOM - B

Floor 1st to 7th

Suite	288.69 sq.m / 3,107.43 Sq.ft
Balcony	92.79 Sq.m / 998.78 Sq.ft
Total	381.48 Sq.m / 4,106.22 Sq.ft







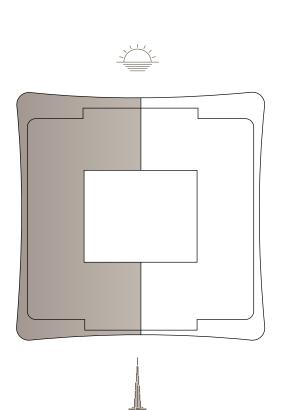


APARTMENT | 4 BEDROOM - A

Floor 9th to 29th

Suite	353.68 sq.m / 3,806.98 Sq.ft
Balcony	92.77 Sq.m / 998.57 Sq.ft
Total	446.45 Sq.m / 4,805.55 Sq.ft





KEY SECTION







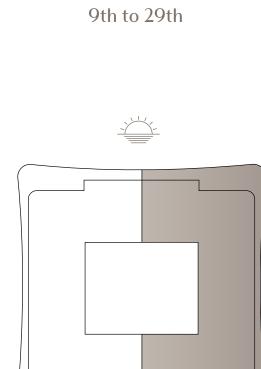




APARTMENT | 4 BEDROOM - B

Floor 9th to 29th

Suite	353.43 sq.m / 3,804.29 Sq.ft
Balcony	92.78 Sq.m / 998.68 Sq.ft
Total	446.21 Sq.m / 4,802.96 Sq.ft



KEY PLAN LEVEL













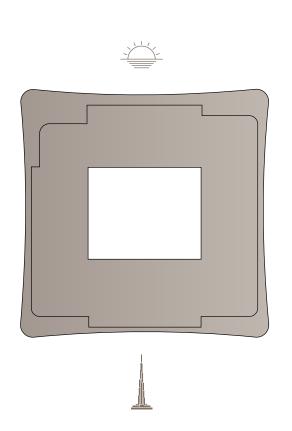
APARTMENT | 5 BEDROOM

Apartment With Pool Floor 31st / 33rd / 35th / 39th / 41st

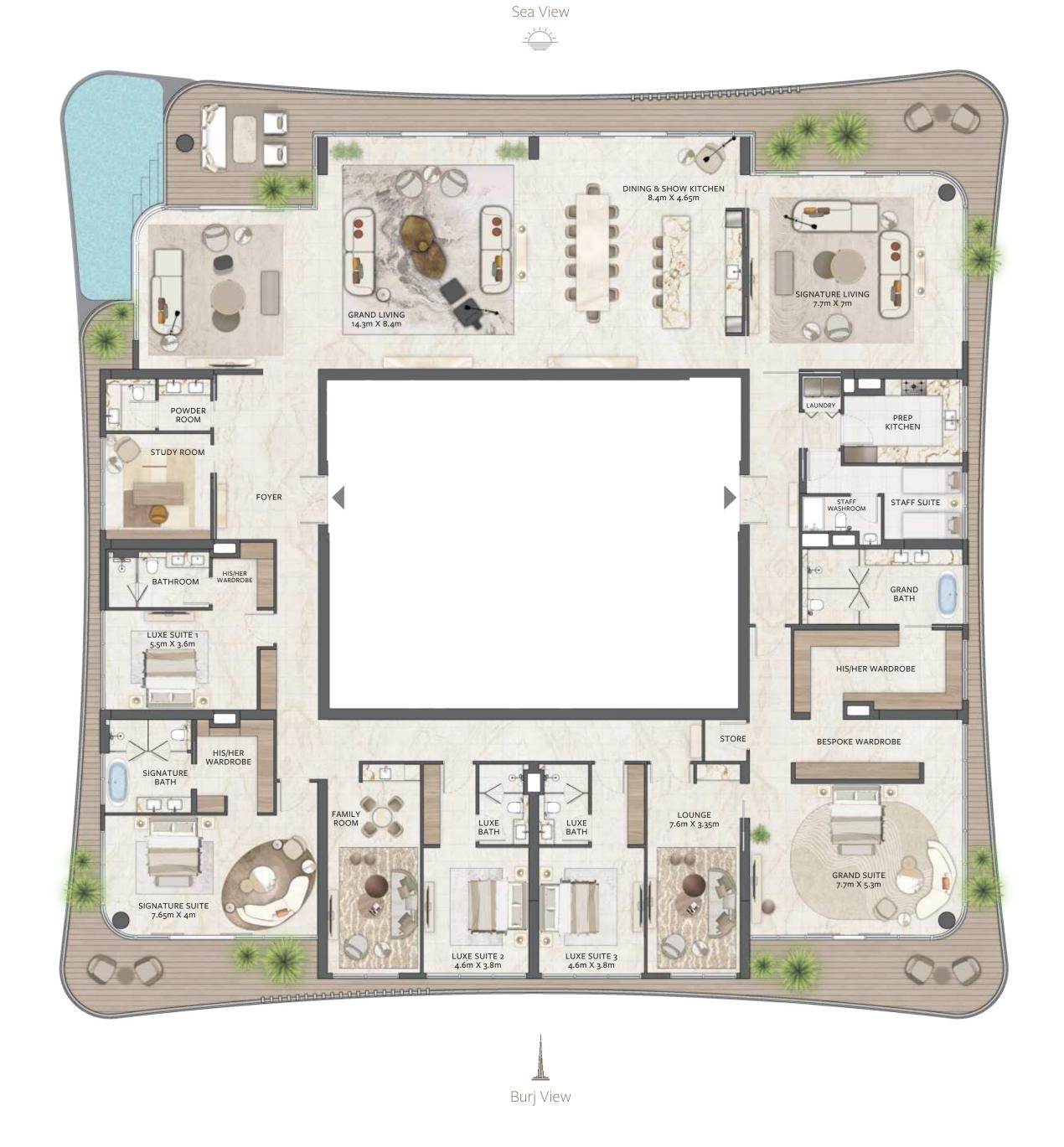
Suite	690.36 sq.m / 7,430.97 Sq.ft
Balcony	202.27 Sq.m / 2,177.22 Sq.ft
Total	892.63 Sq.m / 9,608.19 Sq.ft

KEY PLAN LEVEL 31st to 42th











APARTMENT | 5 BEDROOM

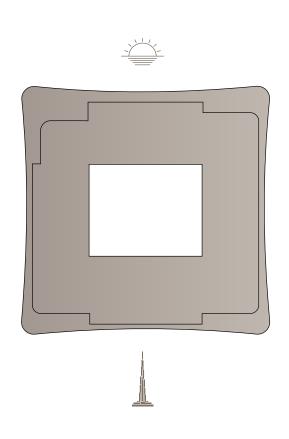
Apartment Without Pool Floor 32nd / 34th / 36th / 38th / 42nd

Suite	690.36 sq.m / 7,430.97 Sq.ft
Balcony	202.27 Sq.m / 2,177.22 Sq.ft
Total	892.63 Sq.m / 9,608.19 Sq.ft

KEY PLAN LEVEL 31st to 42th











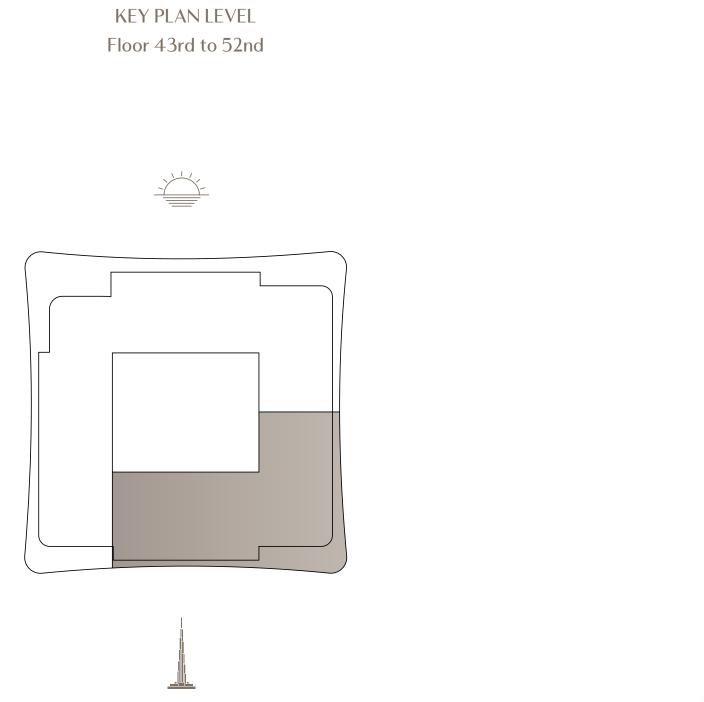


DUPLEX | 3 BEDROOM

Floor 43rd to 52nd

3 Bedroom Duplex

Suite	463.45 sq.m / 4,988.53 sq.ft
Balcony	59.21 sq.m / 637.33 sq.ft
Total	522.66 sq.m / 5,625.87 sq.ft



KEY SECTION



3 Bedroom Duplex | Lower Floor

Sea View STAFF SUITE PROPER FOUR FOUR PROPER FOUR PROPER FOUR F

3 Bedroom Duplex | Upper Floor



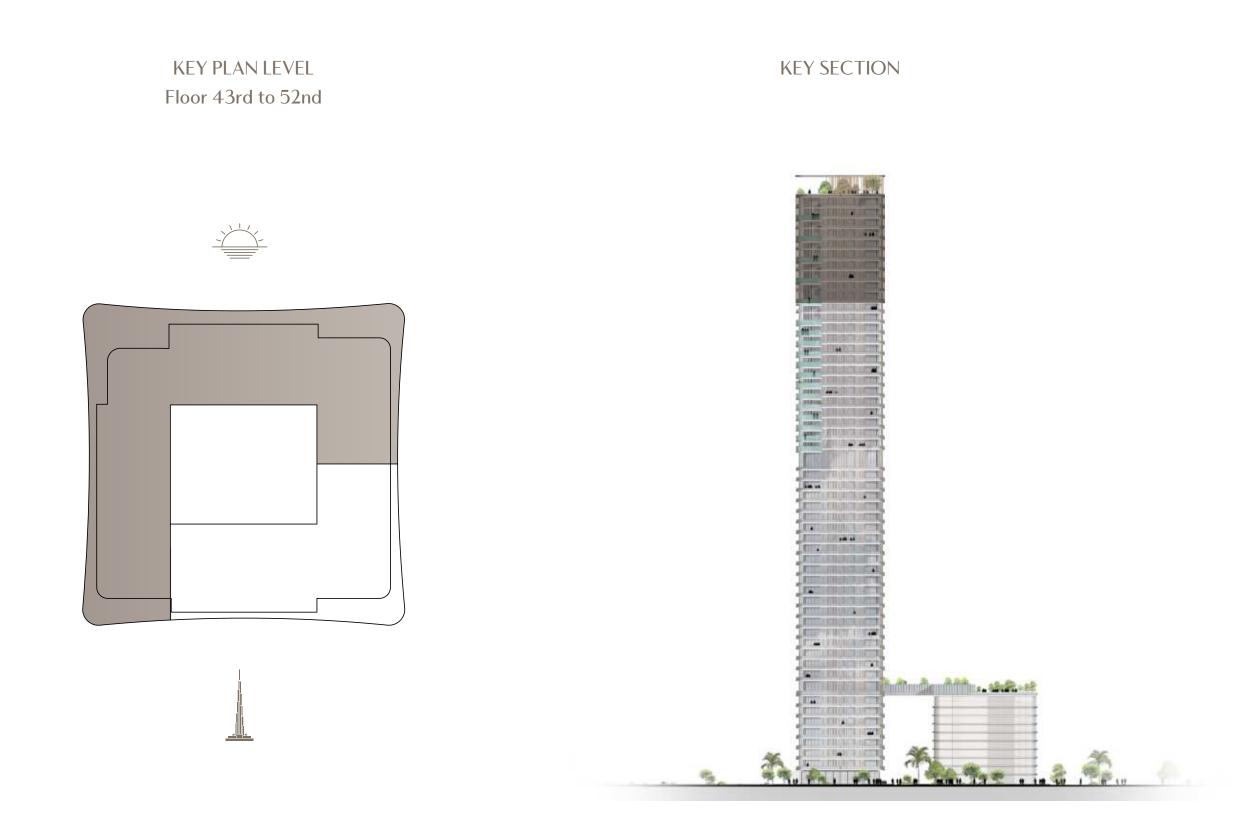


DUPLEX | 5 BEDROOM

Floor 43rd to 52nd

5 Bedroom Duplex

Suite	780.38 sq.m / 8,399.94 sq.ft
Balcony	250.22 sq.m / 2,693.35 sq.ft
Total	1,030.60 sq.m / 11,093.29 sq.ft



5 Bedroom Duplex | Lower Floor



5 Bedroom Duplex | Upper Floor



DEVELOPER

NSHAMA

Nshama, led by the visionary Mr.
Rashid Al Abbar, is a distinguished
Dubai-based developer renowned
for creating exceptional, masterfully
planned communities that redefine
luxury living. With an unwavering
commitment to sustainability and
excellence, their iconic projects,
such as Town Square Dubai, offer
an blend of world-class amenities
and sophisticated modern living,
setting a new benchmark in urban
development.

